



CONDITIONAL USE APPLICATION CHECKLIST

Property Address 700 Franklin St. Application # CU- 2021-04
Date Received JUN 23 2021

The following documentation must be submitted with each conditional use application. Upon submission of an application, staff will review the application and notify the applicant of any deficient information. If any information is deficient, a public hearing cannot be scheduled until all required information is received. A public hearing will be scheduled within 60 days of receipt of required information.

Required Item	Staff use:	Notes (if deficient)
(1) <i>Zoning Permit.</i> A zoning permit must be submitted and a review/denial letter issued before submission of a conditional use application.	<input type="checkbox"/> Complete <input type="checkbox"/> Deficient	
(2) <i>Conditional Use Application.</i> All items must be completed or marked "N/A" if not applicable. Application must be signed by applicant. Corporations, LLCs, and other entities must be represented by an attorney.	<input type="checkbox"/> Complete <input type="checkbox"/> Deficient	
(3) <i>Owner authorization.</i> If applicant is not the sole record owner of property, authorization from all owners or the legal representative (e.g., attorney for corporation or LLC) is required.	<input type="checkbox"/> Complete <input type="checkbox"/> Deficient	
(4) <i>Plot plan.</i> Must accurately depict proposed construction, additions or changes; existing lot size and use(s) on lot; and all relevant dimensions. Plans must be clear, legible, and accurately drawn to scale. Three (3) hard copies must be provided as well as one digital copy (in PDF format). <i>Note: the zoning ordinance requires that applications for certain uses include architectural drawings.</i>	<input type="checkbox"/> Complete <input type="checkbox"/> Deficient	
• <i>Fees.</i> The following fees apply to conditional use applications:	<input type="checkbox"/> Complete <input type="checkbox"/> Deficient	
Conditional Use Hearing Fee	\$1200	
Plan Review Fee	\$120	
<i>(Applies to revised/corrected plans submitted after the initial zoning permit application)</i>		

☐ This application has been reviewed and is scheduled for public meetings/hearings on the following dates:

Planning Commission Meeting: _____, 20____ at 6 p.m.

City Council Public Hearing: _____, 20____ at ____:____.m.

During the COVID-19 Emergency Declaration, hearings/meetings will be held via Zoom and meeting instructions will be provided to applicant via email.

☐ This application has been determined to be incomplete and cannot be scheduled for public hearing at this time.

The requested information listed above must be provided no later than close of business on

_____, 20____ in order for the public hearing to be scheduled.

Reviewer name: _____ Title: _____

Signature: _____ Date: _____

Contact phone: _____ Email: zoning@readingpa.gov



CITY OF READING
CITY COUNCIL

CONDITIONAL USE HEARING APPLICATION

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)
(Prior to filing, the proposal should be discussed in detail with the City Zoning Administrator)

1. Name of Applicant R-L Investment Properties LLC
2. Mailing Address of Applicant 16 Maywood Ave.
Reading Pa. 19608
3. Phone number of Applicant (day phone) 484-769-9086
4. Cell Phone number of Applicant 484-769-9086
5. E Mail Address of Applicant mimmol@comcast.net
6. Property Interest of Applicant OWNER
(owner, renter, contract purchaser, etc.)
7. Tax Assessor's Parcel Number and Legal Description of Subject Property **(the parcel number is mandatory to begin processing of the application)**
8. Street Address of Subject Property 700 Franklin St.
9. City of Reading Business License No. _____
10. Zoning District of Property C-R
11. Name of Property Owner R-L Investment Properties LLC
Joseph Lavigna

12. Mailing Address of Property Owner (if different from applicant)

13. Name of Contact Person or Attorney for Project (this is the single point of contact that should receive all notices, mailings, information, etc.)

Domenic Lavigna

14. Address of Contact Person 16 Maywood Avenue

Reading Pa. 19608

15. Phone number of Contact Person (day number) 484-769-9086

16. E Mail address of Contact Person mimmol@comcast.net

17. Nature of the Request (be specific) Zoning change from 23 rooms and 3 commercial to 26 rooms and 0 commercial

18. Site Area of subject property is square feet. 17425 sqare ft.

19. Total gross floor area of new construction No new construction

20. How many off-street parking spaces are available _____

21. List the name of the trash collector who services this property

JD's trash disposal and Dumpster services

22. Your application will be judged against the following criteria. Please answer these questions thoughtfully and attach additional pages as needed.

A. Explain how the proposed use will promote the health, safety and general welfare of the community:

Property has been in use as a 26 room boarding house for over a decade before we purchased it. therefore nothing will change in regards to health, safety, and community

B. Explain how the proposed use will satisfy the purpose and intent of the land use zone in which it is located:

Property is in a mostly residential zone
Property has existed as a solely Residential 26 Room
Boarding house for over 10 years

C. Explain how the proposed use will not be detrimental to the surrounding neighborhood:

as Stated before, surrounding neighborhood will
not be affected and our plans are to beautify the property
so it will not be a "sore thumb" but look beautiful.

D. Explain how the proposed use will:

(1) Be harmonious with the general policies and specific objectives of the Comprehensive Plan (ask Planning Staff for assistance):

NA

(2) Enable the continued orderly and reasonable use of adjacent properties by providing a means for expansion of public roads, utilities, and Plan:

NA

(3) Be designed so as to be compatible with the essential character of the neighborhood:

NA

- (4) Be adequately served by public facilities and utilities including drainage provisions:

NA

- (5) Not create excessive vehicular congestion on neighborhood collector or residential access roads:

NA

- (6) Not create a hazard to life, limb, or property resulting from the proposed use, or by the structures used therefore, or by the inaccessibility of the property or structures thereon:

NA

- (7) Not create influences substantially detrimental to neighboring uses. "Influences" shall include, but not necessarily be limited to: noise, odor, smoke, light, electrical interference, and/or mechanical vibrations:

NA

- (8) Not result in the destruction, loss, or damage to any natural, scenic, or historic feature of major consequence:

NA

Acknowledgement and Signature:

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of City of Reading City Council to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of Reading and the laws of the Commonwealth of Pennsylvania.

Domenic Lavigna
Signature of Applicant

6/21/21
Date

Domenic Lavigna
Printed Name of Applicant

Signature of Property Owner (in different from Applicant)

Printed Name of Current Fee Owner

Does the applicant require a translator? ____ Yes ☒ No.

If a translator is required please indicate the dialect required
_____.

June 22, 2021

To whom it may concern,

I believe there was some misunderstanding as to what we are requesting and I would like to try to clarify what we are asking the codes board to do for us.

1. We do not have 27 rooms in our building. The room that the fire marshal saw in the basement is strictly for storage.
2. We purchased the building as a 26 unit rooming house which it has been for over a decade. From what was brought to our attention the building is zoned for 3 commercial units and 23 residential rooms.
3. What we are asking is to zone the 3 commercial units as residential units as they have been used as residential since before we purchased the property.

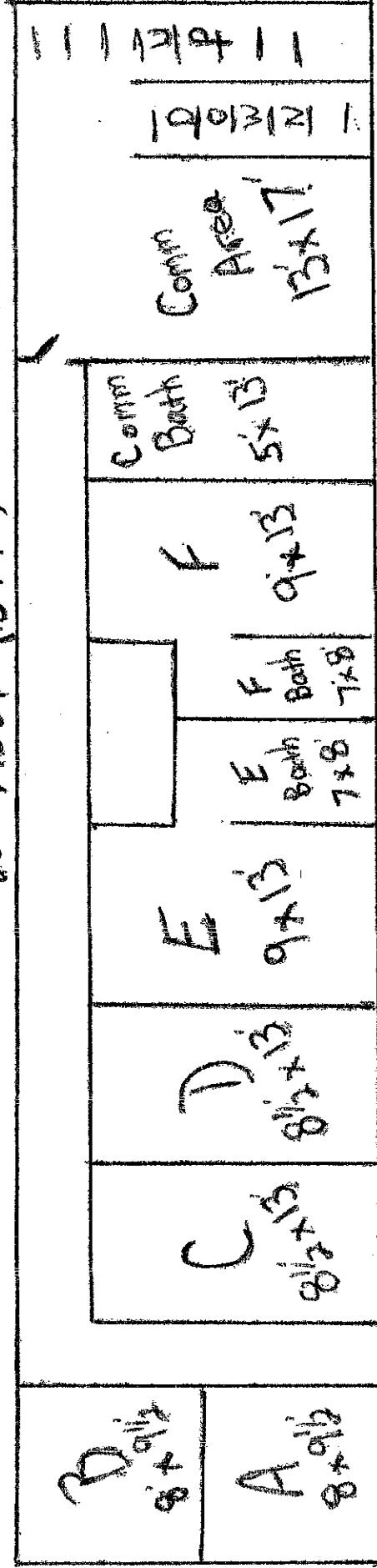
The property already has the units set up as residential and are occupied from when we acquired the property so we are not adding to property or building new rooms.

Thank you

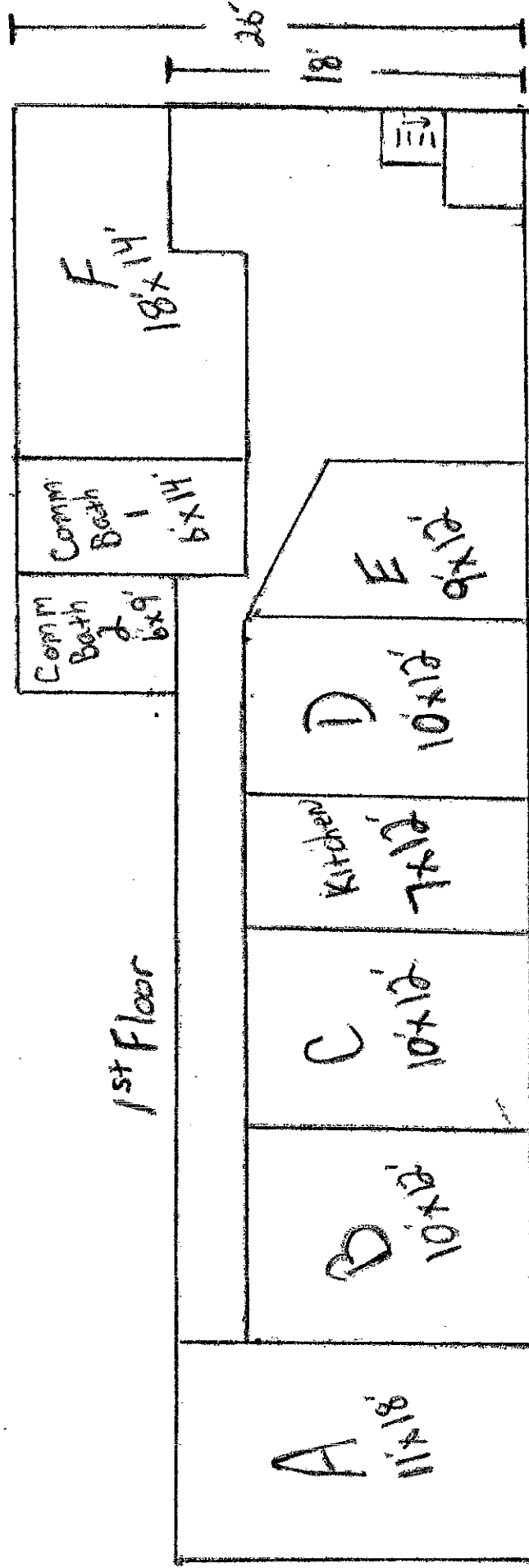
700 Franklin St

INTERIOR

2nd floor (18' x 78')



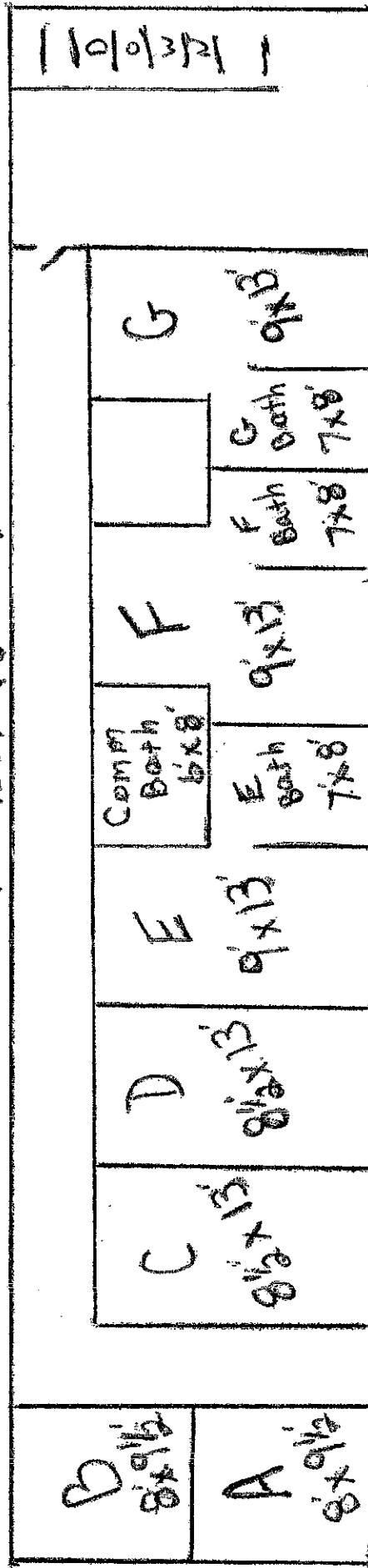
1st Floor



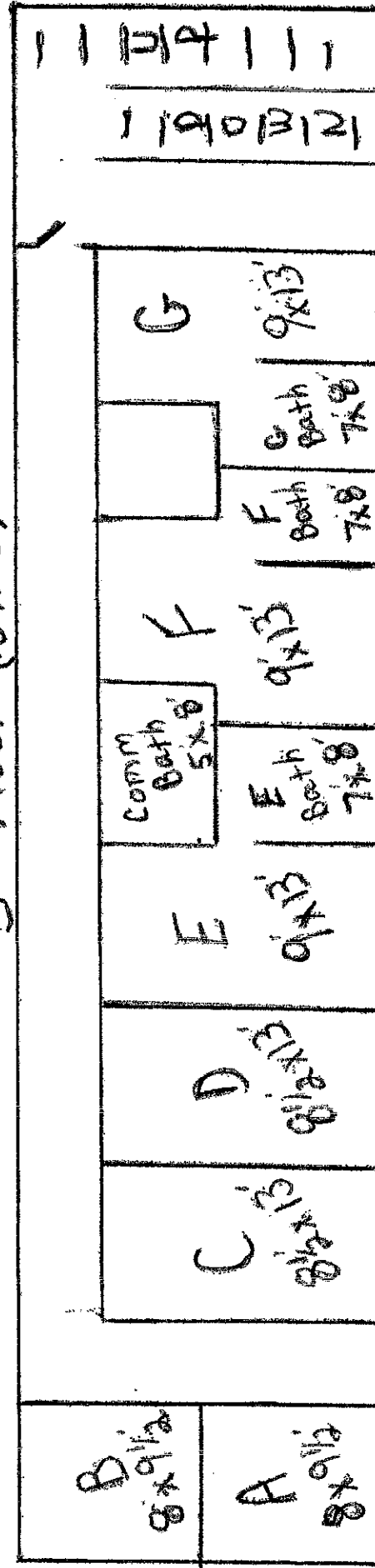
RR Tracks

INTERIOR

4th floor (18' x 78')



3rd floor (18' x 78')



RR Tracks

FRANKLIN ST.